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Sarah Baker
Alonzo Bryant
Andrew Williams
Marshall Kennemer
Phil Odom
Durand Standard

August 8, 2017

The Liberty Consolidated Planning Commission met on Tuesday, July 18, 2017, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A motion was made by Marshall Kennemer to accept the minutes from the May 16, 2017, meeting. Durand Standard seconded the motion. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. A motion was made by Durand Standard and seconded by Alonzo Bryant to accept the agenda with Special Permit Use 2017-017-H withdrawn by petitioner. Motion passed unanimously. The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Marshall Kennemer
Lynn Pace
Andrew Williams
Alonzo Bryant
Jack Shuman
Tim Byler
Durand Standard
Phil Odom
Sarah Baker

ABSENT:

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director, Secretary
Kelly Wiggins, Executive Assistant
Gabby Hartage, Zoning Administrator
Curles Butler, Inspector
Alan Seifert, Planner II
Abe Nadji, Engineer

Chairman Shuman asked the public to disclose prior to speaking at the podium if they had contributed more than \$250.00 to any elected official who would be voting on these zoning matters.

1.0 OLD BUSINESS (OPEN PUBLIC HEARING)

2.0 NEW BUSINESS

2.1 Consent Agenda Items (None)

2.2 Ordinances and Resolutions (None)

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Special Permit Use 2017-017-H. A special permit use has been filed by Kamaria T. Boston, applicant to be able to have a childcare facility at 102 Community Road in Hinesville, further described as LCTM-Parcel 058C-018. Property owners are Mitchell Boston and Beverly Blackburn. This property is zoned R-3 (single-family dwelling district) **WITHDRAWN**

LIBERTY

3.2 Special Exception 2017-018-LC. A special exception has been filed by David Rittenhouse, owner, to be able to have a singlewide manufactured home in Lake George on Cornfield Ave/Dove Road, further described as LCTM-Parcel 260A-132. This property is zoned R-2 (single-, and two-family residential district) which only allows doublewide manufactured homes.

Alan presented this special exception to the Planning Commission. Mr. Rittenhouse purchased the property and read the covenants, which stated that a singlewide was allowed, unaware at that time the zoning ordinance was more restrictive than the covenants. There is currently a mix of singlewide and doublewide homes located in Lake George.

RECOMMENDATION: Approval with standard and the following special condition: The skirting of the mobile home is required to be masonry.

Mr. Rittenhouse came forward and stated that he read the covenants and did not realize that the zoning ordinance did not permit a singlewide home.

MOTION: Marshall Kennemer with standard and special condition.

SECOND: Phil Odom

VOTE: All in favor

This will be heard by the LCBOC on July 20, 2017 at 5:00 PM.

HINESVILLE

3.3 Rezoning Petition 2017-019-H. An application has been filed by Butler Properties and Development, LLC, applicant, to rezone 3.5 acres of land, more or less, from R-3 (single family dwelling district) to C-3 (highway commercial district) at 632 W. Oglethorpe Hwy, 624 W. Oglethorpe Hwy, and 618 W. Oglethorpe, further described as LCTM-Parcels 057D-010, 057D-011, and 057D-012.

Gabby presented this rezoning petition to the Planning Commission. There is a 50-foot alley behind the development and the ordinance requires an additional 20-foot buffer for 70-feet.

RECOMMENDATION: Approval with standard conditions.

Lynn Pace asked if the plat showed two entrances to the development. Gabby replied that is correct. Lynn asked if one was on the highway and one on Magnolia Lane. Gabby stated that there is actually three. One on Magnolia and two on Highway 84. Lynn asked if the alley way was public or private. Gabby said it belongs to the city. Lynn asked if the alley was paved and Gabby said no. Lynn asked what all types of businesses C3 allows. Gabby replied in the narrative they state retail and eatery. However, C3 allows car sales, lumberyard, and outdoor merchandise. Andrew Williams asked if we add 20-foot buffer would that be on the city's property or the developer's property and Gabby stated that it would be on the developer's property.

Marcus Sack with P.C. Simonton and Associates came forward and stated that he is acting engineer on behalf of Butler Properties. Marcus stated that he thinks this development is meeting the criteria of what goes along the Highway 84 corridor. Marcus stated that this is just a concept plan. Nothing is completely settled yet. They are still working on the site plan and with GDOT on the access points. In regards to the median Gabby presented, we are showing right-in and right-out access with the exception of Magnolia Lane.

Several citizens came forward to speak in opposition of the development. The following citizens, Joey McCorkle, Meryl O'Neal, Susan Ammons and Michael Borg stated they have concerns about the driveway coming out of Magnolia Lane. They are worried about property values. They are concerned about the traffic using the neighborhood for a turn around. They were also concerned about the big oak trees located on the property. Marcus stated that they would not touch the Live Oaks in the right-of-way. However, on the land for the development they would have the right to cut down trees. They have concerns about the water drainage. Jeff explained that there will be a detention pond be placed on the development site for the water drainage. Ms. Ammons stated that she would like to request a fence as well as the buffer. Marcus stated that the reason they were asking for C3 is because there will be restaurants with outdoor seating. Marcus stated that the traffic will increase on highway 84 no matter what, that is the reason they have included more than one access point but will have to wait on the feedback from GDOT. Phil Odom asked that the developer please consider saving as many trees as possible. Marcus stated that he would make sure the owner is aware of this request. Durand Standard asked that they look at installing a fence since this is abutting a C3 development up against a residential neighborhood. Lynn Pace also requested that they preserve as many trees as possible.

MOTION: Phil Odom with standard conditions.

SECOND: Andrew Williams

VOTE: All in favor

This petition will go before the Hinesville City Council on August 3, 2017 at 6:00 P.M.

FLEMINGTON

3.4 Rezoning Petition 2017-020-FL. An application has been filed by RTS Homes, applicant, to rezone 151.4 acres of land, more or less, from A-1 (Agricultural District) and R-1 (Single-family residential district) to PUD (Planned Unit Development District). Property owners are

Herbert Lowry Stacy, III, Pamela Stacy, and others. Property is abutting Old Hines Road and E. Oglethorpe Hwy and is further described as LCTM-Parcel 083-015.

Gabby presented this rezoning petition to the Planning Commission. This PUD will consist of 237 lots with a property size of 6,000 square feet and 29 lots with a property size of 4,500 square feet. There will be two entrances to this subdivision. One entrance from O.C. Martin Road and one entrance from Old Hines Road. Gabby stated that there would be an estimated number of 1,950 to 2,400 vehicle trips per day. There will be a park, a walking trail and a playground.

RECOMMENDATION: Approval of conceptual general development plan and rezoning.

Trent Long with T. R. Long Engineering spoke in favor of the rezoning and development plan. Trent stated that they are leaving open space and green space. The property consists mostly of planted pines. Trent stated that there would be a tree survey conducted. This development will include a playground, park, fishing pond, sidewalks and mail pick-up and drop-off. Trent is coordinating with the City of Hinesville to include streetlights, water, and sewer. This development will be built in phases. Trent stated that there would be 26 garden style homes. Phil Odom asked about the canal system and asked if the County would maintain it. Trent stated that is correct. Phil asked if they would let the homeowner know that they own jurisdictional wetlands and Trent stated that they would. Trent stated that the wetlands will also be shown on the final plats. Jack Shuman asked if there would be a homeowners association and Trent stated yes.

Tommy Carter came forward to oppose the subdivision. He stated most of the concerns he has heard have been answered and understood the City of Flemington would be hosting a workshop and Mayor Pro Tem Hawkins stated they already had that workshop. Tommy Carter stated that he would like to wait until the Flemington City Council meeting and speak because he feels like what he has to say today will not have any bearing here today. Barry Tunstall came forward and spoke in opposition. He stated that he lived in Gravel Hill and that his concerns are with the amount of traffic and the amount of people that will be around. He stated he bought that property because it is sort of like a retirement community and they had hoped that it would stay quiet. He stated he is concerned about the wetlands also. Mr. Tunstall stated that there is a dangerous curve on Old Hines Road. He is also concerned about the power lines that are so close to the proposed neighborhood. He asked if there could be an alternate route going into that subdivision that does not include Old Hines Road. Bobby Hawes came forward and stated that he is opposed to the neighborhood and is concerned about the change in the type of zoning. He asked about fire and law enforcement. He stated that when he was deployed to Iraq someone ran his daughter off the road. He stated that if the deputy was not on duty that day his daughter would have died in the accident. There are tractor-trailers parking on the lot at the beginning of Old Hines Road making it difficult to pull out at the intersection. Mr. Herbert Stacy happened to be at the meeting and stated that he owned the property and would put a stop to those trucks parking there immediately.

MOTION: Marshall Kennemer with standard and special conditions to the general development plan and the general design plan

SECOND: Durand Standard

VOTE: All in favor

This will go before the City of Flemington Council on August 8, 2017 at 4:30 P.M.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report

Jeff Ricketson presented the Planning Commission with an update of last month's actions. Jeff stated that personal care home in Walthourville was approved. The request for the rezoning in Riceboro was approved. The special use permit for Mr. Guyett to operate a used car lot was denied by the City of Hinesville. The plat for Midway was approved with the condition that the county engineer certify that the beaver dams along that road would not cause any problems to that parcel.

8.0 ADJOURN

MOTION: Phil Odom

SECOND: Andrew Williams

VOTE: All in favor



Jack Shuman, Chairman

8-15-17

Date



Jeff Ricketson, Secretary to the Board